



**HORNDEAN PARISH COUNCIL
PLANNING AND PUBLIC SERVICES COMMITTEE**

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES
COMMITTEE MEETING HELD AT JUBILEE HALL ON
MONDAY 14th APRIL 2025 AT 7.00PM.**

PRESENT: Cllr P Beck (Chairman), Cllr D Prosser, Cllr R Sowden, Cllr T Attlee, Cllr J Lay,
Cllr A Redding

IN ATTENDANCE: S Gower, Administrative Assistant (Minute Taker)

**PUBLIC
ATTENDANCE:** 2 members of the public

Meeting Opened 7pm

P 150 24/25 TO RECEIVE APOLOGIES FOR ABSENCE

Cllr A Redding – apologies received
C Baverstock-Jones – apologies received

P 151 24/25 TO RECEIVE ANY DECLARATIONS OF INTEREST

None received

**P 152 24/25 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING
COMMITTEE HELD ON 17th MARCH 2025**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 17th March 2025 were duly signed as a true record of the meeting.

P 153 24/25 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

The meeting was duly opened to members of the public at 7.05pm

P 154 24/25 TO DISCUSS AND NOTE ANY PLANNING APPEALS

No Appeals

**P 155 24/25 TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISIONS
AS PER ATTACHED SCHEDULE**

1. 59483/002 13 Southdown Road, Horndean, Hants PO8 0ET

NATURE OF APPLICATION: Replacement Dwelling

Cllr Attlee explained the reasoning behind her report. Two members of the public with interest in the application presented their reasons for objecting. It was decided to submit a new report from Horndean Parish Planning Committee based on new supporting documentation on the EHDC Planning Portal.

RECOMMENDATION: OBJECTION - All Agreed

**2. 38601-002 V2 48 James Copse Road, Lovedean, Waterlooville,
PO8 9RG**

NATURE OF APPLICATION: Change of use of amenity land to domestic garden to include 1.7m wall/fence and planting (amended description) (as amended by plans uploaded 24/03/2025).

Cllr Prosser read his report

CONCLUSION: This does improve the look of the street scene; the fencing and planting is not excessive. The land is currently untidy and looks like it has subsided. There is no impact on the amenity of the neighbours.

RECOMMENDATION: NO OBJECTION provided the Land in question is owned by the applicant and no permanent structure development takes place on the plot – All Agreed

**3. EHDC-25-0251-PA3Q2 Broadway Lodge, Lovedean, Waterlooville,
Hampshire, PO8 0SR**

NATURE OF APPLICATION: Application to determine if prior approval is required for a change of use of an agricultural building to a dwelling house (Class C3) and building operations reasonably necessary for the conversion including demolition of barn

Cllr Prosser read his report

OBSERVATIONS: This application is to determine whether prior approval is necessary to change an agricultural building to a dwelling house by redeveloping it. The building in question is an outbuilding of Broadway Lodge. The site uses an existing access to Broadway Stables from Eastland's Gate Lane. The application proposes to demolish the barn next door to the building and then convert the building into a dwelling house. The determination of prior approval is effectively "do the applicants actually need full planning permission to do this development or are the rules governing a change from Class Q to Class C3 met and therefore a planning application is not required". Having read the rules, it seems the issues here are the demolition of the barn and the outside space. The actual modification of the building in question seems to comply.

SIZE LAYOUT & DENSITY: The refurbished building will have two bedrooms and an open kitchen dining living space, two bathrooms, a study, and a utility room. With the barn next door demolished there will be space for a garden or parking or both but there are no plans showing this. The building is single storey. It is not near the main house nor is it near any neighbouring property.

STREET SCENE: The street scene will not be adversely impacted by this development

LOCAL PLANNING POLICIES: CP29 Design, EHDC Vehicle parking SPD, Conditions for Class Q to Class C3 guidance rules

OVERALL HIGHWAY SAFETY: The site uses an existing access to Broadway Stables on Eastland's Gate Lane. It is unlikely to cause major issues

NOISE AND DISTURBANCE FROM COMPLETED DEVELOPMENT: The application does not say in the plans what becomes of the stables business next door to the building or the safety impact of the dwelling on access and parking for the stables

PARKING: There is probably enough land for parking but there are no plans showing this

OVERLOOKING AND LOSS OF PRIVACY: Impact on the stables and vice versa

TRAFFIC GENERATION: Minor

GROUND CONTAMINATION: Portsmouth water and the Environment Agency have objected based on a lack of detail on treatment of foul water and the fact that the site is on a principal aquifer.

CONCLUSION: Given the objections from Portsmouth Water and the Environment Agency plus the lack of plans on how the outside space of the building will be configured, there is clearly insufficient detail to approve this application without full planning in our opinion

RECOMMENDATION: OBJECTION – Full planning is required in our opinion not just development under the change of use class Q to class – All Agreed

4. EHDC-25-0315-GPDE 41 North Road Horndean, PO8 0EH

NATURE OF APPLICATION: General Permitted Development-Extensions

CONCLUSION: This is a technical assessment based on the information and evidence supplied by the Applicant in support of the application. The decision is one to be made by the case officer.

RECOMMENDATION: TO BE NOTED – All Agreed

**5. EHDC-25-0100-LDCP 1 Eskdale Close, Horndean, Waterlooville,
Hampshire, PO8 0DJ**

NATURE OF APPLICATION: Lawful development certificate proposed - single storey rear extension and part conversion of garage to habitable accommodation.

CONCLUSION: This is a technical assessment based on the information and evidence supplied by the Applicant in support of the application. The decision is one to be made by the case officer

RECOMMENDATION: TO BE NOTED – All Agreed

6. EHDC-25-0142-HSE

**15 St Michaels Way, Horndean, Waterlooville,
Hampshire, PO8 0HL**

NATURE OF APPLICATION: Proposed first floor extension incorporating 2 no. front facing dormers and enlarged rear dormer

Cllr Attlee read her report

A roof extension to create a bedroom and two bathrooms within the existing roof space with the rear dormer being quite substantial.

RECOMMENDATION: NO OBJECTION – All Agreed

P 156 24/25

**TO DISCUSS REPRESENTATION OF HORNDEAN PARISH
COUNCIL AT FORTHCOMING EHDC'S PLANNING
COMMITTEE MEETINGS ON A DATE TO BE CONFIRMED**

It was agreed that a decision would be made nearer the time should there be any HPC Applications on the Agenda.

P 157 24/25

**TO NOTE THE NEXT SCHEDULED MEETING OF THE
PLANNING COMMITTEE BEING MONDAY 19th MAY 2025**

The next scheduled meeting of the Planning Committee was noted as 6.30pm 19th May 2025

Meeting closed at 7.45 pm

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Signed - The Chairman

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Date

REPORT SCHEDULE FOR PLANNING MEETING MONDAY 19 MAY 2025

1.	EHDC-25-0136-FUL	<p>Land to rear of 123a Frogmore Lane, Horndean</p> <p>Eight dwellings following the demolition of existing equestrian buildings, with associated parking and landscaping</p> <p>Ward: Catherington</p> <p>Councillor: Paul Beck</p> <p><u>Report</u></p> <p>Observations: This is a development that will make use of land to the rear of properties on Frogmore Lane. To create the area will require the demolition of a number of barns and outbuildings, but it is not believed that any heritage status is affected, and currently all are in poor condition.</p> <p>Size Layout & density: The layout appears realistic and makes optimal use of the available space</p> <p>Street Scene: With regard to Frogmore Lane, there will be little or no change as the development lies mainly to the rear of existing properties</p> <p>Local Planning Policies: CP27 and CP29 are applicable. There does not appear to be any conflict with these policies in this development</p> <p>Overall Highway safety: Other than the provision of visibility splays to ensure safe exit from the site, Highways have no objection to this proposal. However, Frogmore Lane is extremely narrow and although it has been demonstrated that a car can enter and leave, it would completely block the road while doing so. This could prove problematic if several vehicles attempt to exit together</p> <p>Noise and Disturbance from completed development: The occupants of numbers 121 and 123 Frogmore Lane will have the traffic from the 8 properties passing by them to access Frogmore Lane. There is an existing vehicular access route so there is no new access being created by this development. The new properties are at a realistic distance from existing housing – typically around 25 metres</p> <p>Parking: All properties have the requisite number of parking spaces. In some cases, the parking is tandem, but as the road is not a thoroughfare highway this should not be considered a problem. There does not appear to be any allocation for visitor parking and concerns were raised over access for commercial vehicles. It was suggested that double yellow lines would be used, but as the road is not likely to be adopted there is no realistic enforcement. It would seem likely that visitors will therefore park on the road with the potential to cause an obstruction. This could have an impact on the attendance of emergency vehicles.</p> <p>Overlooking and loss of privacy: It does not appear that there will be any issues with this proposal relative to the existing properties nearby.</p> <p>Traffic generation: That of eight properties totalling 26 bedrooms. Given the narrow width of Frogmore Lane it is likely that the level of vehicle traffic added by this development would prove excessive.</p> <p>Ground contamination: To be established by expert surveyors.</p> <p>Conclusions: The development makes realistic use of the land but given the comments regarding traffic levels and highway safety, the proposed access appears unsuitable for this size of development</p> <p>Recommendation: OBJECTION because of the following reasons:</p>
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		As stated in conclusion - the access to the site is unsuitable for the proposed size of development
2.	55505/001	<p>Land North of Chalk Hill Road, Horndean</p> <p>38 no. dwellings with associated access, car and cycle parking, landscaping, and drainage</p> <p>Notification of Pre-Decision Amendment</p> <p>Ward: Downs</p> <p>Councillor: Teresa Attlee</p> <p><u>Report:</u></p> <p>See attached Report</p>
3.	EHDC-25-0299-HSE	<p>23 Yoells Lane, Waterlooville, PO8 9SG</p> <p>Retrospective application for detached garage to front.</p> <p>Ward: Catherington</p> <p>Councillor: Derek Prosser</p> <p><u>Report:</u></p> <p>Observations: The plans shown here are not quite the same as what has been built. The building I saw was about 80-90% complete. There is a garage door to the front (South Elevation) on the built one, on these plans there is only one to the side (West). The new garage is very close to the rear fence of the properties in Tilford Road. There is plenty of land to the front of #23, it is a unique large property of some age. The driveway to the front of the house is gravel, I observed block paving stacked against the wall of the garage so I assume at least part of the drive will be block paved. There is plenty of room on the front of the property to enter the new garage and also for vehicles to turn.</p> <p>Size Layout & density: The new garage from the plans is quite a large structure 10.7m long by 4.6m wide at its widest point and 3.5m at its narrowest. The roof is pitched and but quite shallow. The garage is so close (on the east side) to the Tilford Road Neighbours' back fence that there is no room for the guttering. The guttering has been bent under the eaves of the roof and will not catch the water run-off.</p> <p>Street Scene: The street scene of this part of Yoells Lane is not uniform. Some properties have integral garages and one has a detached garage to the front.</p> <p>Local Planning Policies: C29 – Design, Residential Extension and Householder Development SPD</p> <p>Overall Highway safety: Minor</p> <p>Noise and Disturbance from completed development: Minor.</p> <p>Parking: There is plenty of parking and turning space at the front of the property.</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No Change</p> <p>Ground contamination: None Stated</p> <p>Conclusions: The garage is quite large but the land in front of #23 is sufficient for this not to be an issue. The roof pitch is shallow and it does not impact the view from the rear gardens of Tilford Road. However, on visiting the site I noticed that there was insufficient room for the guttering on the east side of the</p>

		<p>garage due to its proximity to the Tilford Road fences. The guttering will not capture and channel the run off properly and therefore poses a flood risk to the gardens of Tilford Road. In short, the roof overhang brings the garage too close to the fence for the drainage to work.</p> <p>Recommendation: OBJECTION</p>
4.	EHDC-25-0292-HSE	<p>94 Downhouse Road, Catherington, PO8 0TY</p> <p>Two storey front entrance porch, conversion of loft and construction of single storey rear extension. Changes to door and window materials changes. Proposed car port for 3 x cars.</p> <p>Ward: Catherington</p> <p>Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: 94 Downhouse Road is directly opposite SDNP. It has a pair of semi-detached dwellings on one side and a small bungalow on the other. This is a major redevelopment of the house increasing the floorspace by more than 60%. There is a large single storey Kitchen Diner to the rear replacing the lounge, with a new lounge the full width of the property beyond that. The roofing of this extension is a double pitched structure. At the front there is the creation of effectively a three-storey entrance hall with large windows. There are other cosmetic changes to the front of the property also. The roof is being built into with the creation of two new bedrooms via a large sloping dormer to the rear with 5 windows. Solar panels are Velux windows are being installed in the roof facing SDNP. The first floor of the house is being remodelled to create 3 bigger bedrooms so the property remains at 5. Finally, there is a 3m tall car port for three cars adjacent to the border with #96. The property will be weather-boarded. The aluminium windows and doors will match this.</p> <p>Size Layout & density: The property is quite close the neighbours on either side and is of more modern construction than its neighbours. As said above the floorspace increase is considerable. Most concerning to the front is the large entrance hall with large windows. There is a document on lighting which essentially talks about external lighting but not the large windows planned to the front. The slope of the dormer and the contours of the rear extension roof lead to a confused appearance. The window design for the rear of the dormer does not seem in-keeping with the first floor. There is a possibility that this development will dominate the street scene and the neighbours. The 3m car port on the border with #96 is of particular concern.</p> <p>Street Scene: Street scene is not uniform on Downhouse Road but this will be one of the bigger dwellings</p> <p>Local Planning Policies: C29 – Design, Residential Extension and Householder Development SPD</p> <p>Overall Highway safety: No Significant Change</p> <p>Noise and Disturbance from completed development: No Change</p> <p>Parking: There is sufficient turning space even with the car port for vehicles to exit forwards on to Downhouse Road</p> <p>Overlooking and loss of privacy: There will be some additional overlook to the rear with the extra storey</p> <p>Traffic generation: No Change</p> <p>Ground contamination: None Stated</p> <p>Conclusions: This is a significant expansion of the dwelling in terms of floorspace but it is the design of the entrance hall and the roofs designs/dormer</p>

		<p>that make it look over-developed. The car port is also too tall to be against the neighbour's border as the fence between the two properties is low. The car port will dominate the front of the neighbouring property</p> <p>Recommendation: OBJECTION</p>
5.	EHDC-25-0114-FUL	<p>Morrisons, Hampshire, PO8 9FB</p> <p>Erection of Canopy in association with the approved electric vehicle (EV) charging zone.</p> <p>Ward: Kings & Blendworth</p> <p>Councillor: Paul Beck</p> <p>Report:</p> <p>Size Layout & density: NA</p> <p>Design, appearance and materials: Details are not given on the application</p> <p>Street Scene: N/A as the proposal is not adjacent to a highway</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: NA</p> <p>Parking: NA</p> <p>Overlooking and loss of privacy: NA</p> <p>Traffic generation: NA</p> <p>Ground contamination: NA</p> <p>Conclusions: This is simply a canopy to cover EV charging points in the same way as the existing canopy covers the petrol station</p> <p>Recommendation: NO OBJECTION</p>
6.	SDNP/25/01031/FUL	<p>Land Off, Tagdell Lane, Horndean, Waterlooville, Hampshire</p> <p>Change of use of agricultural land to a secure dog walking field with associated access from Tagdell Lane, parking area, fencing, gates and shelter</p> <p>Ward: SDNP</p> <p>Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: The site is on the corner of Tagdell Lane where it joins Lovedean Lane. The access gate is approx 30-40 away from the Lovedean Lane Junction. Tagdell Lane is a BOAT. It is generally not in a good state of repair but at the Lovedean Lane end it broadens out and is readily accessible. The plan is to create a small gravel car park at the site entrance, there will be a wooden shelter inside the field boundary of dimensions 3.6m square with a height of 2.4m. The field will be surrounded by a fence 1.8m tall and will be a post and mesh deer fence. The vehicle access gate and pedestrian access will be similar. The dog enrichment equipment provided will be modest. The field will be hireable 0600-2200 every day and access will be by means of a security code. The field will not be staffed. Booking will be maintained by an online booking system. Dog waste and litter bins will be provided onsite and emptied by a contractor. There will be a wildflower area at one end of the site.</p> <p>Size Layout & density: The field will not be landscaped and the only changes will be the car park, shelter and of course the fence</p> <p>Street Scene: Existing hedgerows will be left and the deer fence built inside</p>

		<p>Local Planning Policies: Looked at the SDNP fencing guidance and past submissions for Dog Parks – This complies</p> <p>Overall Highway safety: Minor</p> <p>Noise and Disturbance from completed development: Minor</p> <p>Parking: Sufficient parking for users and sufficient space to wait when opening the access gate</p> <p>Overlooking and loss of privacy: N/A</p> <p>Traffic generation: No Change</p> <p>Ground contamination: None</p> <p>Conclusions:</p> <p>The change of use of the land is unlikely to cause any issues. “The Warren” is preserved and protected. Deer are kept out of the site by the fence. Disruption to wildlife should be minimal. There are more than 12 of these Dog Parks in the SDNP. All are built using the same fencing as this. Closest Dog Parks to us are Hambledon, Westbourne, East Meon and Petersfield</p> <p>Recommendation: NO OBJECTION</p>
7.	EHDC-25-0269-HSE	<p>138 Catherington Lane, Horndean, Waterlooville, PO8 9PB</p> <p>Replacement Garage to Front</p> <p>Ward: Catherington</p> <p>Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: This would appear to be a re-submission of 38709/003 which is still on the old portal with no decision. 138 Catherington Lane is a detached property opposite Jubilee Park. It has a large drive area to the front. There is an old wooden structure with a sloping roof (which looks like an old wooden garage) that is used as a store in the target space for the garage. The plans are to demolish this and build a new garage that is 6.3m by 5m (originally 6m in 38709/003) and 5.2m tall. There are currently trees and hedges which hide this area of the front.</p> <p>Size Layout & density: The new garage is quite a large structure. There is sufficient room on the drive area for cars to enter and exit without having to reverse on to Catherington Lane. The Residential Extension and Householder Development SPD would normally discourage the addition of a garage in this space but there is already a structure on the site in this position albeit not as big of the proposed garage.</p> <p>Street Scene: The street scene of this part of Catherington Lane is not uniform. No other property has a front detached garage building.</p> <p>Local Planning Policies: C29 – Design, Residential Extension and Householder Development SPD</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No Change.</p> <p>Parking: There is plenty of parking and turning space at the front of the property.</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No Change</p> <p>Ground contamination: None Stated</p>

		<p>Conclusions: The concern is that allowing a detached garage build will set a precedent for the neighbours, however given there is already a poorly maintained wooden building already in the target space then this represents an improvement on that. Further if the trees are bushes are left in place the garage is mostly hidden from the street. It does not impact highway safety. The new plans are for a smaller garage than 38709/003.</p> <p>Recommendation: NO OBJECTION</p>
8.	EHDC-25-0118-FUL	<p>Land Southwest Of, 170 Lovedean Lane, Horndean, Waterlooville, Hampshire</p> <p>Retrospective application for a 1.8m close boarded timber fence along Lovedean Lane site boundary to provide secure garden area.</p> <p>Ward: Catherington</p> <p>Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: The location of this site is a bit strangely named and this seems to have caused some confusion. In reality the fence in question is part of a property on a small cul-de-sac of new houses just off of Lovedean Lane opposite Lovedean Village Hall. The house was the last one built on the site and directly adjacent to Lovedean Lane "sideways on". Therefore, the driveway and the rear garden border the footpath on Lovedean Lane. The fence is 1m tall at the front of the house and 1.8m surrounding the rear garden.</p> <p>Size Layout & density: HCC highways has a "holding objection" on this application as it is claimed that the applicant's fence impinges on the footpath. Indeed, the diagrams show this. However, on inspection the site has a sign-post, a lamp post and a BT Comms cabinet on the pavement furthest from the kerb, these are outside the fence line, they have always been there and can clearly be seen on google earth which still shows the site before the house was built. In short, I don't believe any land has been acquired and there is no impact on the footpath.</p> <p>Street Scene: - Not great to see a 1.8m fence for several metres but given the orientation of the property and how it has been "squeezed in" this is unavoidable.</p> <p>Local Planning Policies: This seems to follow the rules with regard to fence sizes front/back</p> <p>Overall Highway safety: No Change</p> <p>Noise and Disturbance from completed development: No change</p> <p>Parking: N/A</p> <p>Overlooking and loss of privacy: N/A</p> <p>Traffic generation: - N/A</p> <p>Ground contamination: N/A</p> <p>Conclusions: The property has been squeezed in on the plot and the resident is entitled to privacy and security of their back garden. There is no impact on the street furniture, therefore the fence is compliant with the rules from our perspective.</p> <p>Recommendation: NO OBJECTION</p>
9.	EHDC-25-0395-GPDE	<p>28 Glamorgan Road, Catherington, Waterlooville Hants PO8 0TR</p> <p>Single Storey Rear Extension</p>

		<p>Ward: Catherington</p> <p>Councillor: Derek Prosser</p> <p><u>Report:</u></p> <p>Observations: This extension is general permitted development but because it is a larger rear extension than Neighbourhood consultant is required. The extension is 4.5m depth by 8.1m wide (the width of the house). It has a flat roof with orangery style sky lights. The extension is for a kitchen diner with bi-fold doors. Other internal changes are made to the ground floor of the house.</p> <p>Size Layout & density: Size as above</p> <p>Street Scene: No Change</p> <p>Local Planning Policies: CP29-design, Residential Extension and Householder Development SPD</p> <p>Overall Highway safety: No Change</p> <p>Noise and Disturbance from completed development: Minor</p> <p>Parking: No Change</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No Change</p> <p>Ground contamination: None</p> <p>Conclusions: This extension whilst quite large is not out of keeping with the property.</p> <p>Recommendation: NO OBJECTION</p>
10.	EHDC-25-0091-CONVR	<p>Hedgerows Coldhill Lane, Horndean, Waterlooville, Horndean, Hampshire, PO8 9SB</p> <p>Variation of conditions 2 and 7 of planning permission 58985/001 to allow a larger garage than was constructed and substitute plan 20A_039 25 A Garage Elevations with plan LA2506 07 Garage Elevations</p> <p>Ward: Catherington</p> <p>Councillor: Derek Prosser</p> <p><u>Report:</u></p> <p>Observations: Hedgerows is a large property on a large plot of land at the top of Coldhill Lane. The variation of condition is to change the size of the garage built. The required increase in size is roughly 0.5m of the ridge height. The new width is approximately 1.5 times the original. The length is the same. The new garage has two individual garage doors.</p> <p>Size Layout & density: The plot is large and therefore this increase in the garage size is not excessive in terms of space occupied</p> <p>Street Scene: Minor. Hedgerows sits on its own and has no neighbours.</p> <p>Local Planning Policies: CP29-design, Residential Extension and Householder Development SPD</p> <p>Overall Highway safety: No Change</p> <p>Noise and Disturbance from completed development: No Change</p> <p>Parking: No Change</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No Change</p>

		<p>Ground contamination: None</p> <p>Conclusions: The increase in the garage size is not obtrusive and does not impact the design of the plot overall.</p> <p>Recommendation: NO OBJECTION</p>
11.	EHDC-25-0278-HSE	<p>90 Downhouse Road, Catherington, PO8 0TY</p> <p>Replacement of existing lean-to and single storey section of building with single storey extension and the installation of an air source heat pump.</p> <p>Ward: Catherington</p> <p>Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: 90 Downhouse Road is a semi-detached property with #92. This plan is to change the first floor at the rear of the property. The current lean-to structure with conservatory type materials will be replaced with a proper roof with Velux sky lights. There are also changes to the ground floor configuration of the property to create an open plan kitchen diner. It is interesting that #92 has a similar "lean-to" arrangement to the rear directly adjacent to #90. I assume that these changes will not impact the rear of #92. The heat pump is to be installed outside of the existing Utility room.</p> <p>Size Layout & density: The lean-to to be removed is fairly modest in size and this change represents a modernisation of the property.</p> <p>Street Scene: No Change</p> <p>Local Planning Policies: C29 – Design, Residential Extension and Householder Development SPD</p> <p>Overall Highway safety: No Change</p> <p>Noise and Disturbance from completed development: No Change</p> <p>Parking: No Change</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No Change</p> <p>Ground contamination: None Stated</p> <p>Conclusions: A reasonable modernisation of the property assuming there is no impact on the amenity of #92. The heat pump noise should not impact the neighbours at #88 or #92.</p> <p>Recommendation: NO OBJECTION</p>
12.	EHDC-25-0281-HSE	<p>16 Woodland View, Horndean, PO8 9TR</p> <p>Proposed side extension</p> <p>Ward: Catherington</p> <p>Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: This application is for a lean-to "shed" to the side of the building adjacent to the garden of #18. It effectively uses some "dead" space to the left side of #16.</p> <p>Size Layout & density: The "shed" is 2.4m tall with a slightly sloping roof. It is less than 2m wide and approximately 5.4m in length. It will be made of wood with either a felt or polycarbonate roof. The fence between #16 and #18 at present is 1m-1.5m tall (guess). Therefore at 2.4m this will protrude above the</p>

		<p>fence. #16 and its neighbours are on a private driveway at the end of Woodland View. The properties are at angles to each other around a garage block and the plots are odd shapes and to the topography is variable.</p> <p>Street Scene: Street scene is not uniform on Woodland View and this area is shared private land.</p> <p>Local Planning Policies: C29 – Design, Residential Extension and Householder Development SPD</p> <p>Overall Highway safety: No Change</p> <p>Noise and Disturbance from completed development: No Change</p> <p>Parking: No Change</p> <p>Overlooking and loss of privacy: No Change</p> <p>Traffic generation: No Change</p> <p>Ground contamination: None Stated</p> <p>Conclusions: Despite the Lean-to shed being visible above the fence, the amenity of the neighbour is not impacted as the shed itself looks like a fence.</p> <p>Recommendation: NO OBJECTION</p>
13.	EHDC-25-0277-HSE	<p>185 Hazleton Way</p> <p>To be provided verbal at meeting</p>
14.	EHDC-25-0301-HSE	<p>51 Kings Mede, Horndean, PO8 9TH</p> <p>Bungalow loft conversion with bedroom and en-suite including roof lights</p> <p>Ward: Catherington</p> <p>Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: This application is for a loft conversion for a bungalow on Kings Mede. It would appear from the plans that there are no extensions, no dormers. The existing loft space will be used to create a bedroom with an en-suite. There would appear to be 5 Velux windows being put in the roof. There were two bedrooms on the ground floor but these are being made into one big bedroom, therefore no increase in bedroom numbers.</p> <p>Size Layout & density: The existing shell of property remains the same, this is only about making the roof space habitable and some reconfiguration to support that.</p> <p>Street Scene: No change</p> <p>Local Planning Policies: C29 – Design, Residential Extension and Householder Development SPD</p> <p>Overall Highway safety: No Change</p> <p>Noise and Disturbance from completed development: No Change. Maybe some light pollution from the Velux windows (not significant)</p> <p>Parking: No Change</p> <p>Overlooking and loss of privacy: No Change</p> <p>Traffic generation: No Change</p> <p>Ground contamination: None Stated</p> <p>Conclusions: Standard loft conversion</p>

		Recommendation: NO OBJECTION
15.	EHDC-25-0090-LCDP	<p>65a Bulls Copse Lane, Horndean, PO8 9RA</p> <p>Lawful development certificate proposed – single storey rear, single storey side extension following demolition of existing conservatory</p> <p>Ward: Kings & Blendworth</p> <p><u>Report:</u></p> <p>This is a technical assessment based on the information and evidence supplied by the Applicant in support of the application. The decision is one to be made by the case officer.</p> <p>Recommendation: TO BE NOTED</p>
16.	EHDC-25-0141-TPO	<p>4 Hollybank Close, Horndean, PO8 9ES</p> <p>T2 English Oak - Reduce to previous pruning points. Prune on a triennial cycle to maintain at broadly reduced dimensions</p> <p><u>Report:</u></p> <p>The tree is within the ownership of the Parish Council, and accordingly make no comment</p> <p>Recommendation: TO BE NOTED</p>

2. 55505/001 Land North of Chalk Hill Report

Planning Application Number – 55505/001

Site: Land North of Chalk Hill Road, Horndean, Waterlooville, Hampshire

Notification of Pre-Decision Amendment

Nature of Application: 38 no. dwellings with associated access, car and cycle parking, landscaping, and drainage

Horndean Parish Council Report August 2024

1. Horndean Parish Council submitted a report dated 8 August 2024 objecting to this development. The report set out a number of issues that also reflected the recurring feedback it had received which included;
 - a) that Five Heads Rd is narrow, busy, has a junior school main gate on it and is a known speeding hot spot.
 - b) the need for improvements to the site access point in Chalk Hill
 - c) parking on site to accommodate construction traffic.
 - d) site drainage and flooding in neighbouring roads
 - e) cumulative impact on the sewage system
 - f) cumulative impact on local services including schools and doctors' surgeries.
 - g) improving access routes for cycling and walking
 - h) materials for inclusion in the dwellings should include flint.

Revised Plans

2. Since that time HPC met with the developer on 20 February who wished to give a brief update on some of the design changes listed below. And since then, amended plans have been submitted to the EHDC case officer for further consultation ahead of her report to the planning committee.
3. The covering letter that accompanied those plans is on the EHDC portal dated 25 April 2025.

Conclusion

4. Our comments are included in the table below in response to the developer's replies to the concerns we raised above back in August 2024.
5. Overall HPC has no objection to this application at this stage subject to seeing further information about the drainage matters mentioned at 10 in the table below.

Design & Access Statement Changes Summary

6. For ease of reference the revised addendum to the Design & Access Statement includes;
 - a) Reduction in units from 40 to 38
 - b) Increased landscape buffer along the northern site boundary with associated ecological benefits
 - c) Enhanced opportunity for street tree planting and provision of tree-lined avenues with associated amenity, landscape, and ecological benefits, including opportunity for habitat connectivity.

2. 55505/001 Land North of Chalk Hill Report

- d) Enhanced pedestrian connectivity throughout the site, including upgraded and consolidation of public rights of way, retention of existing walked amenity routes, footways throughout the site, and connectivity through the easternmost development parcel to connect with adjoining open space.
- e) The development block arrangement has been updated to create more space between buildings and to better respond to changing levels across the site.
- f) Reduction in the amount of car parking visible in the street scene, dispersal of large areas of parking, use of garages and pergolas to screen car parking
- g) A wider variety of house-type designs have been introduced to incorporate windows overlooking public areas for enhanced aesthetic value and natural surveillance.
- h) Materials amended to match the latest layout but with retention of key features; boundary treatment distribution to reflect the setting and arrangement of individual units.

Addressing the concerns Referenced by HPC – Report the Developer

Horndean Parish Council comments August 2024	Response from Developer April 2025 With Additional Comments from HPC May 2025
<p>1. Five Head Roads is narrow, has access to the junior school, and vehicles travel at high speeds.</p>	<p>It is understood that HCC as both Highway Authority and Education Authority are in the process of reviewing the junior school access gate.</p> <p>To assist that process we have provided an initial design input to a new crossing point and pedestrian access to the school that will be developed further and understand that scheme will be developed in consultation with the Education Authority. That part of the transport contribution associated with our development will be put towards the implementation of that crossing/pedestrian access.</p> <p>This new crossing/pedestrian access will negate the need for pedestrians / school users to cross Five Heads Road to travel along Merchistoun Road south of the One Stop.</p> <p>With regard to enhanced highway user safety along the southern section of Five Heads Road, one of the committed schemes associated with other local developments is the provision of road markings and red surfacing extending east from the existing footway on the north side of Merchistoun Road to provide a clear safe crossing location for pedestrians alongside providing a visual speed deterrent to road users.</p> <p>This aligns well with the existing red surfacing at the eastern end of Merchistoun Road and collectively provides greater clarity to road users that it is a location where pedestrians cross the carriageway.</p> <p>HPC Comments</p> <p>In addition to the above, from sight of HCC correspondence it is understood that a number of schemes are proposed;</p>

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	<ul style="list-style-type: none"> a) pedestrian and cycle improvements along Fiveheads Rd b) footway widening on the eastern side of Highcroft Lane c) an improved uncontrolled pedestrian crossing point (with tactile paving and dropped kerbs) across Highcroft Lane d) an improved crossing point at the Durlands Rd junction with Fiveheads Rd e) provision of a rear access gate and rear connections into Horndean Technology Centre from Bridle Path f) Pedestrian and Cycle improvements along the A3 Portsmouth Rd between the Catherington Lane signals and the B2149 roundabout including the provision of a sparrow crossing. g) Wayfinding provision from the site to support access to key destinations. <p>It is understood the developer will make a Sustainable Transport Contribution of £178,409 (secured by s106 agreement) towards delivery of these improvements.</p> <p>These improvements are positive, and it will be for HCC to be satisfied as to safety. We have not seen any comments about speed limits.</p> <p><u>Satisfied</u></p>
2. Site access improvement works needed	<p>The site access will be formalised, regraded and re-surfaced to provide a safe access into the site, allow space for road markings for vehicle and pedestrian awareness, and ensure access to the existing properties in Chalk Hill Road is retained. That section of track will be resurfaced as part of the development to improve the access for those residents.</p> <p>HPC Additional Comments</p> <p>It is noted from the Transport Assessment produced for the developer in connection with on street parking in Highcroft Lane near the junction with Durlands Road and the site access that vehicles must not be parked opposite or within 10m of a junction.</p> <p><u>Satisfied</u></p>
3. Construction parking on site	<p>A designated construction compound, including parking for contractors' vehicles, will be provided on site. The LPA can secure the details and provision of this by planning condition.</p> <p>Metis Homes is keen to maintain positive communications with the PC and local residents for the duration of the development process on site and welcome a continued open line of communication.</p>

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	<p>HPC Comments</p> <p><u>Satisfied</u></p>
4. Limited parking	<p>Each dwelling has been provided with designated parking located adjacent to the house it serves. Some homes will have garages that will be large enough for a car and bicycles.</p> <p>There will also be 8 designated visitor parking bays dispersed across the site including two spaces directly west of the open space.</p> <p>Each house will be provided with bike storage either in a garage or in a shed.</p> <p>Visitor cycle parking bays are provided within the site.</p> <p>There are two areas of stands;</p> <ul style="list-style-type: none"> • the first is located in the north-east corner of the development parcel so is easily accessible for visitors wanting to walk through the fields beyond; • the second group of stands are close to the western edge of the open space where the new cycle route meets the new internal road. <p>Each house can have a cycle loop for visitors.</p> <p>HPC Comments</p> <p><u>Satisfied</u></p>
5. Improving access for cycling and walking	<p>On the site itself, the existing Public Right of Way along Chalk Hill Road and beyond the east would be partially re-routed (to cross through the centre of the open space) and upgraded to a 3m Bridleway to provide enhanced pedestrian and cycle connectivity through the site and beyond to the north-east.</p> <p>The existing walked grass tracks through the open space to the east would be retained as mown tracks with some landscape enhancement works alongside to enhance amenity if that is something the PC and local residents would be keen to see. Alternatively, those routes can be left as more authentic, natural status if that is preferred.</p> <p>HPC Comments</p> <p>New 3m wide cycle route (using a hoggin style surface to ensure suitability for pedestrians) across the site from Highcroft Lane to Lith Avenue is welcome and will fit with the Horndean Green Trail and Heritage Network.</p> <p><u>Satisfied</u></p>

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<p>6. Materials – suggestion to include flint.</p>	<p>Flint, along with tile hanging, has been incorporated throughout the layout. This is predominantly on corner units to maximise the benefit and visibility of this detailing.</p> <p>HPC Comments</p> <p>The improved designs and reduced number of dwellings to 38 has freed up some space. The inclusion of flint is welcomed as HPC requested this.</p> <p><u>Satisfied</u></p>
<p>7. Impact on local services (local schools and doctor surgeries)</p>	<p>The forecasting and planning for schools in the local area conducted by Hampshire County Council indicates availability of school places across the local area to accommodate the population growth in the local area.</p> <p>A contribution of c.£24k towards improvements and enhancements to local medical facilities will be secured through S106 agreement.</p> <p>HPC Response</p> <p>School places appear to be available.</p> <p>We have seen the letter from the NHS Hampshire & IoW dated 8 May 2025 that confirms a contribution of £25,524 has been assessed towards increasing primary care infrastructure which it requests be ring fenced.</p> <p>All three surgeries (Clanfield, Horndean and Cowplain) are undersized and require expansion. Horndean has the capacity to extend subject to Integrated Care Board support. Clanfield ideally needs to move to new premises but there are detailed plans to expand in situ and reconfigure internally.</p> <p>The strain on surgeries is at least being acknowledged.</p> <p><u>Satisfied</u></p>
<p>8. Displacing local habitats and wildlife</p>	<p>The application will retain c.6770m² of meadow grassland, enhance c.3200 m² of scrub and create an additional c.4240m² of new biodiverse habitats which will support a variety of species across the site.</p> <p>This will include scrub and tree planting to enhance connectivity between areas of existing habitat together with supplementary creation of other new habitats such as SUDS features and meadows.</p> <p>In particular, the SUDS basin will enhance the available foraging opportunities for existing species on site with this new wetland habitat potentially attracting further species into the area.</p> <p>The landscape scheme will include carefully selected and strategically located native plant species that enhance</p>

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	<p>ecological opportunities and improve habitat connectivity both across the site and with the surrounding area.</p> <p>The lighting scheme has been designed to ensure there will be no negative impact on nocturnal species and new features, including bird and bat boxes will be incorporated into the development to provide new habitat opportunities for species on site.</p> <p>HPC Response</p> <p><u>Satisfied</u></p>
9. Loss of green space	<p>A large area of open space will be made available for public use in perpetuity. This will include the retention of the existing walked routes, incorporation of new ones and laying out of remaining landscaping as open green space incorporating a range of existing and new planting.</p> <p>Metis Homes would be very pleased to work alongside the Parish Council to refine the details of the green space.</p> <p>HPC Response</p> <p>Detailed planting plans have been submitted. The increase in depth of planting on the northern boundary from 6m to 10m with a mix of deciduous and evergreen species is welcome. Some open habitat has been retained to encourage reptiles.</p> <p><u>Satisfied</u></p>
10. Site drainage and flooding in neighbouring roads	<p>The proposed layout incorporates a large SUDS basin in the south-east corner of the site which is positioned and sized to accommodate the surface water run-off associated with the development and maintain the discharge at greenfield rates (i.e. there will be no increase in the amount or rate of flow of surface water discharge).</p> <p>With regard to Foul Drainage, Thames Water will accommodate foul drainage associated with new development including the upgrade of any apparatus and equipment.</p> <p>HPC Response</p> <p>We understand from sight of Southern Water's letter dated 6 November 2024 that more information is required rainwater harvesting, proposed soakaways, SUDs management plans as well as making a formal application for connection to the public sewer.</p> <p>We are not clear about the role of Thames water mentioned above.</p> <p><u>Not yet satisfied pending sight of further information</u></p>

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<p>11. Foul pumping station located too close to current housing</p>	<p>The foul pumping station is no longer part of the proposals as it is not needed. The site will connect into the existing offsite foul drainage system.</p> <p>HPC Response</p> <p><u>Satisfied</u></p>
<p>12. Urbanisation of local area</p>	<p>The layout has been designed to respond to and reflect the character of the local area.</p> <p>The general north-south arrangement of roads through the site allows for the arrangement of development to fall with the land levels.</p> <p>New homes have been positioned to sit within an enclave of existing development along Highcroft Lane to the west and Chalk Hill Road itself and Bentley Close to the south with open space retained to the east in a form and arrangement that allows for longer views through the site.</p> <p>HPC Response</p> <p>The pressure to build new homes is growing. The developer has made significant efforts to consult in order for this development to blend in.</p> <p><u>Satisfied</u></p>